



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, April 24, 2019
6:00 PM

1. **CALL TO ORDER**

The meeting was called to order at 6:00 pm.

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

PRESENT: Dodson, La Mica, Spalletta, Owens, Ross, Evans
ABSENT: None

3. **PLANNING COMMISSION**

4. **FIELD TRIP - 6:00 PM**

The Commission recessed to the field trip at 6:05 PM.

5. **REVIEW OF AGENDA**

Item 8D was continued at the request of the applicant.

6. **PUBLIC COMMENT**

No requests to speak.

7. **APPROVAL OF MINUTES**

A. **March 20, 2019 AND APRIL 10, 2019**

Continued to the next meeting.

8. **BUSINESS ITEMS**

- A. **VARIANCE APPLICATION NO.19-01 AND USE PERMIT APPLICATION NO.19-08:UNIVERSITY PLAZA SHOPPING CENTER, LLC INC., PROPERTY OWNER, AND THE SEASIDE CALLY CORPORATION, APPLICANT, ARE REQUESTING A VARIANCE TO 17.52.140.F.2 TO ALLOW FOR THE HOURS OF OPERATION UNTIL MIDNIGHT EVERY NIGHT OF THE WEEK, AND A USE PERMIT TO ALLOW FOR A MECHANICAL AND ELECTRONIC GAME CENTER (LYNN'S ARCADE) WITH THE ON-SALE OF BEER WITHIN A 2,760 SQUARE-FOOT TENANT SPACE AT UNIVERSITY PLAZA SHOPPING CENTER LOCATED AT**

Commissioner Dodson arrived at 7:00 PM.

Chair Owens invited comments from the public and had no requests to speak. The Commission had no concerns and expressed it will be a positive addition to the plaza.

RESULT: **Approved 5-0**

Senior Planner Medina presented the application for the exterior stairway leading to the roof deck above a new two car garage. He detailed the site plan including elevations to show the proposed changes to the facade. The Commission received information and discussed the proposed design changes including facade materials and the single family design guidelines but the item was only to approve the staircase. Chair Owens expressed concerns about privacy. who which Allen Robinson, Architect representing the applicant spoke to Mr. Owens concern explaining the set back is only 5 feet therefore it is not a traditionally occupied back yard that would be viewable and explained the options about the design that would protect privacy.

On motion by Commissioner Keith Dodson and seconded by Vice Chair Michael Spallett: passed by the following vote the Planning Commission Approved Resolution 19-07 and Application UP 19-06 approving the application as presented.

Wednesday, April 24, 2019 Planning Commission Regular – Meeting

C. COASTAL DEVELOPMENT PERMIT 19-02 AND USE PERMIT APPLICATION NO. UP-19-07: E&E CAPLOW LIVING TRUST, PROPERTY OWNER, AND ROBERT FORLOINE (PM DESIGN GROUP), AND SILVIA WYTKIND (MCDONALD'S), APPLICANTS, ARE REQUESTING A USE PERMIT FOR THE REESTABLISHMENT OF A DRIVE-THRU RESTAURANT IN THE LAGUNA GRAND SHOPPING CENTER AT 1516 CANYON DEL REY BOULEVARD IN THE COASTAL VISITOR-SERVING RECREATION (CVSC) ZONING DISTRICT (APN'S 011-561-024 AND 011-561-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302 (B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Planner Rocha introduced the item to rebuild the McDonalds site after destroyed by fire on June 5, 2018, explaining that due to the location of the property is in the Coastal Zone a Coastal Use Permit is required, but since it is a previously developed site there would be no impacts to resources or the coastal trail. She detailed the proposed architectural design, changes of the site plans, the preservation of the existing trees and the site circulation information on the site plan. The applicant's representative spoke to the item explaining the changes to the previous building including an internal play place, smaller LED digital menu boards, internal LED site lighting and other elements of how the design is focused on sustainability. She explained the drive through strategies with two ordering lanes, two ordering staying and two receiving windows. The Commission expressed significant concern regarding the path of travel across the drive through. The Commission and the Applicant discussed the different options for path of travel for both the entry way, drive through exit as well as pedestrians and ADA accessibility.

Chair Owens invited comments from the public and had no requests to speak.

The Commission did not agree that the pedestrians should have to walk across the exit lane of the drive through, stating it creates a safety issue and did not seem compliant or considerate for ADA access. Staff explained the repositioning of the building was in response to the request to make all new developments urban-centric, to cater to pedestrians and not cars.

On motion by Commissioner Keith Dodson and seconded by Commissioner Arlington La passed by the following vote the Planning Commission requested the applicant to return with alternatives for a clear path of travel for the pedestrians to ensure more safety, to an exit only for the driveway, to include in the revised design enhanced signage for the window and a physical barrier to protect people leaving and entering to discourage cross path of travel early.

RESULT:

Approved 5-0

D. USE PERMIT APPLICATION NO. UP-19-10. CLAY AND LISA MATHEWS, PROPERTY OWNER, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR AN EXTERIOR STAIRWAY LEADING TO A 539 SQUARE FOOT ROOF DECK ABOVE A NEW TWO-CAR GARAGE ATTACHED TO A ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1565 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-014). THE PROJECT IS CATEGORICALLY

EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Continued at the request of the applicant.

9. REPORTS FROM COMMISSIONERS

Commissioner La Mica reported he will be absent for the month of May.

10. REPORTS FROM STAFF

Staff invited the Commission to the Earth Day and Sea Stars clean up on April 28th.

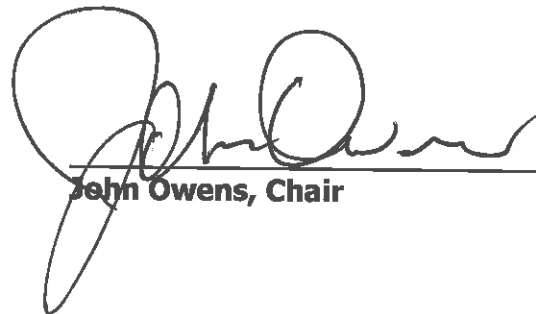
11. ADJOURNMENT

On motion, the meeting was adjourned at 8:32 PM.

Respectfully submitted,



Lesley Milton-Rerig, City Clerk



John Owens, Chair